

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: **06-22**

DATE: **7-7-06**

APPLICANT:

**Nextel of New York Inc
One North Broadway
White Plains, NY 10601**

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: **5-25-06**

FOR: SITE PLAN

LOCATED AT: **Chaleffs Lane off NYS Route 32**

ZONE: _____

DESCRIPTION OF EXISTING SITE: SEC: **35** BLOCK: **1** LOT: **44**

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Lot Area and Lot Width variances

TOWN OF NEW WINDSOR CODE: **Bulk Tables**

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **06-22**

ZONE: **PI**

USE: **B-4 (special permit use)**

	REQUIRED	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA	10 Acres	3.06 A	6.94 A
MIN. LOT WIDTH	300 ft.	114 ft.	186 ft.
REQUIRED FRONT YARD	100 ft.	189.2 ft.	-
REQUIRED SIDE YARD	100 ft.	100 ft.	-
REQUIRED TOTAL SIDE YARD	200 ft.	200 ft.	-
REQUIRED REAR YARD	100 ft.	100 ft.	-
REQUIRED FRONTAGE	n/a	-	-
MAX. BLDG. HT.	18 ft.	<18 *	-
FLOOR AREA RATIO	n/a	-	-
MIN. LIVABLE AREA	n/a	-	-
DEVELOPMENTAL COVERAGE	20 %	14.2%	-
O/S PARKING SPACES	-	-	-

* applies to buildings, not tower, which is 120+ ft.

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE